

SCROLL DOWN TO SEE WESTERN FLORIDA PROPERTIES FOR SALE

# Western Florida (Gulf of Mexico side)

NOW YOU CAN BUY FLORIDA LOTS & ACREAGE DIRECTLY FROM THE OWNERS!

100% Owner-Financing!

**Deal directly with the seller!**

**No down payment required!**

**NO BROKERS, NO AGENTS, NO MIDDLEMEN,**

**NO REALTORS NO COMMISSIONS, NO KIDDING!**

**AND YOU GET 3 YEARS TO CHANGE YOUR MIND!**

Ask about our three-year Buyer Property Exchange **Guarantee**

**Questions? Call (305) 333-7551**

**We offer prime lots & acreage throughout Florida**

**SCROLL DOWN FOR SELLER-FINANCED PROPERTIES IN 5 FLORIDA COUNTIES**



## Land For Sale by Owner

BUY DIRECT -- NO DOWN PAYMENT REQUIRED!

No Brokers, No Realtors, No Commissions, No Middlemen, No Agents, No Fees,

100% Seller-Financing available with all properties!

**Title conveyed for all properties by "Free & Clear" Warranty Deed**

**Guaranteed Property Exchange Program**  
**Three years to change your mind**

Scroll down for updated property inventory for

**WESTERN FLORIDA**  
**(Gulf of Mexico side)**

To access Eastern Florida (ATLANTIC COAST) and Northern Florida (PANHANDLE) inventories, just close this screen.



**Continue to  
SCROLL DOWN  
for  
Western Florida  
Properties.**  
  
**(for other properties,  
close this screen)**

## 3 Years to Change Your Mind



Lots & Acreage Available!



The only Florida real estate company offering ...

**\*Property Exchange Privilege**

**Don't worry about your property selection!**

Our "Buyers' Property Exchange Privilege" guarantees the right for buyers to exchange properties for any other in our inventory for a period of 3 years!

*Signed Martin I. Price* CEO

**Satisfaction Guaranteed Exchange Privilege**

\* Guarantee applies to Buyers whose accounts are in good standing and who wish to apply principal paid in to a different property. Full guarantee regulations provided upon written request.

# Licensed by the State of Florida since 1980



BECK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF REAL ESTATE

THE SALES ASSOCIATE HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**PRICE, MARTIN J**

2103 DISCOVERY CIRCLE WEST  
DEERFIELD BEACH FL 33442

LICENSE NUMBER: SL331963



This is your license

use this document.

*The Realty  
Connexion*

Since 1980

Over

**40**

years

of Service to Florida

# North of Tampa Bay

**CITRUS COUNTY** Citrus Springs, Inverness, Crystal River, Dunnellon

**On the Gulf of Mexico and less than 1 hour (65 miles)  
from Citrus County to the beaches of Tampa Bay or to Tampa Airport.**

**Citrus Springs** was developed by the [Mackle Brothers](#), prominent Florida real estate developers working with The Deltona Corporation on this upscale community consisting of over 30,000 homesites. The area currently has two elementary schools (Citrus Springs Elementary School and Central Ridge Elementary School, opened fall 2008) and one middle school (Citrus Springs Middle School). There are plans for an 80-acre high school campus complete with public park. The [Withlacoochee State Trail](#), a 46-mile (74 km) bike riding trail which was converted from the railroad lines built in the early 1900s, runs through Citrus Springs, in places parallel to US 41. While Citrus County is small and mostly rural, it boasts a dozen malls and shopping centers with most well-known chains and stores and several medical centers including Citrus Memorial Hospital, centrally located in Inverness.

15 miles south of Citrus Springs is **Inverness, the County Seat**. Inverness is located in eastern Citrus County 90 minutes north of [Tampa Bay & Tampa International Airport](#) and 90 minutes from Orlando. It is only less than 30 minutes east of the [sandy beaches on the Gulf of Mexico!](#) The [Withlacoochee State Forest](#). Runs along the southern border of Inverness! Inverness is just a few minutes NE of Lecanto and is bordered on the East by Chain of Lakes (thousands of acres of excellent fishing lakes as well as thousands of acres of prime Florida hunting and conservation lands!) **The following Inverness properties are at the County Seat and just minutes from the 20,000 acre Apopka Chain-of-Lakes public boat ramp. Great Large Mouth and Blue Gill fishing! The Crystal River properties are minutes to the sandy beaches of the Gulf of Mexico and Citrus Springs and Dunellon are between the two!**

10 miles southwest of Citrus Springs is **Crystal River (on the Gulf of Mexico)**. It is home to the Crystal River Wildlife Refuge, sheltering manatees year-round. Boardwalks at Three Sisters Springs Wildlife Refuge offer views of the marine mammal and the natural springs. Northwest is Crystal River Archaeological State Park, with remains of an early American settlement, including ceremonial mounds. Building Lots available at [Citrus Springs, Crystal River & Inverness](#) (Citrus County is on the Gulf of Mexico and only 72 miles via Turnpike to Orlando) and just 1 hr, 15 min north of Tampa via Sun Coast (no traffic lights).





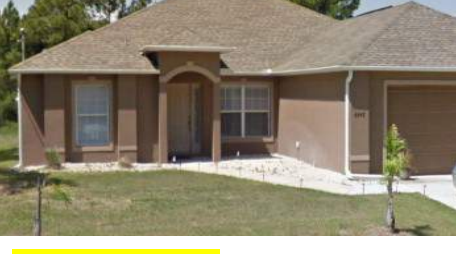
**Crystal River, Citrus Springs & Inverness, Citrus County, FL  
On the Gulf of Mexico, just north of Tampa Bay!**

**NO DOWN PAYMENTS REQUIRED FOR THESE CITRUS COUNTY LOTS AND ACREAGE!**

**PUT THESE ADDRESSES IN GOOGLE MAPS, GO DOWN TO STREET LEVEL,  
AND LOOK AROUND AT THE HOMES ON THE BLOCK!**

Map #	City	Address	Additional Info	Size	Total Price	Down Payment	Monthly Payment
CT 2043	Citrus Springs (Dunnellon Area)	8213 N Escobar Road	<b>This house at 8302 N Vardon Rd, Citrus Springs, is just around the Corner.</b>	.42 Acres (Dunnellon )	\$16,900 \$0 down \$219 per month		



CT 2008	Citrus Springs	9670 North Quarry Drive (Unit 5, block 546, lot 11)	80 x 195 ft (.36 acres) \$14,500 \$0 Down \$189 month				
CT 2175 B	Crystal River	8688 North Sanfilippo Loop		95' x 105 ft	\$16,500 \$0 Down \$189 mo	Not far from Gulf of Mexico !	Nice secluded, quiet area backing on large estate!
			<p style="background-color: yellow; text-align: center;"><b>For pictures of the lots and the homes on the</b></p>				
							
CT 2152	Inverness	317 Smallwood Ave	<p style="background-color: yellow; text-align: center;"><b>street go to Google Maps &amp; enter the address!</b></p>	75 x 123 ft	\$12,500	\$0 Down	\$159 mo
CT 2205	312 Smallwood Avenue Inverness	75' X 135 ft	Surrounded by farmland & Florida wilderness!	\$14,900 \$179 per mo \$0 down			



CT 2206	2802 Woodhill Street, Inverness	75' x 136 ft	Located only 5 blocks from W Main St for shopping, restaurants, etc	\$13,900 \$0 down \$169 month	
CT 2002	2391 W Hampshire Blvd Citrus Springs	90' x 125 ft	Nice oversized corner lot at NE corner of W Hampshire Blvd & W Swanson Drive.	\$15,900 \$0 Down \$179 month	
CT23 MB2	1415 West Partridge Street, Inverness	85' x 124 ft	In fast growing area of many new homes! <b>GREAT INVESTMENT!</b>  \$11,900 \$0 Down Only \$149 per mo		
CT 2156	611 S. Savory Avenue, Inverness	80' X 120 ft	Quiet & Secluded! \$10,500 \$0 Down Only \$139 per mo	<b>ONLY \$139 PER MONTH</b>	
CT 2204	6857 West Van Buren Drive, Homosassa	50 x 143 ft	<b>MOBILE HOME LOT in very nice area!</b>	\$12,900 \$0 Down \$159 mo	

CT 2108	8147 West Bruna Lane, Crystal River	95' X 102 Ft	Nice quiet area not far from	\$17,500 \$0 Down \$189 monthly
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			<b>Gulf of Mexico beaches!</b>	
<b>CT 2019</b>	<b>2400 West Angler Lane</b>	<b>90 x 100 ft Corner lot with 190 ft road front.</b>	<b>\$22,900 \$0 Down \$289 mo</b>	<b>2 adjoining lots, total .55 with 165 ft of road front!</b>
<b>CT 2020</b>	<b>2420 West Angler Lane</b>	<b>75 x 100 ft adjoining lot</b>	<b>\$18,900 \$0 Down 239 mo</b>	<b>CENTRAL WATER &amp; SEWER AVAILABLE</b>
<b>CT 05 70 x 110 ft lot like on an "island" with homes and fishing cabins just north of FLORAL CITY and east of INVERNESS. 10529 E. Buck Lane, Floral City, FL (Citrus County) Only \$139 per month. Total price \$10,500.</b>				

## HERNANDO COUNTY

**(Part of the Tampa , St Petersburg-Clearwater, Standard Metropolitan Statistical Area)**

**There are over 3000 counties in the United States and Hernando County is the 35<sup>th</sup> fastest growing!**

**Spring Hill, Weeki Wachee, Royal Highlands, High Point, Tangerine Estates, Brooksville, Dade City, Ridge Manor Estates, Hill 'n Dale**



SH 1820 - - - Spring Hill Drive, Spring Hill, FL **(lies adjacent to 8422 Spring Hill Drive), \$32,900, \$0 Down, \$449 Month.**

TAN 439 - - - Lauderdale Street, Tangerine Estates, Brooksville, FL, 60 x 125 ft mobile home site on north side of Lauderdale St, 60 ft east of Orlando Ave. \$10,500, \$0 down, \$159 per month

**BK 2301 - - - 25373 Shan St, Cooper Terrace mobile home park, Brooksville, FL. 50 x 110 ft lot. \$10,500 \$0 down \$159 per month.**

**KEEP SCROLLING DOWN FOR MORE  
HERNANDO COUNTY, PLUS CHARLOTTE &  
SARASOTA COUNTIES!**

# **CHARLOTTE COUNTY & SARASOTA COUNTY (Port Charlotte and North Port)**

**Port Charlotte, Punta Gorda & North Port) South of Tampa on the GULF of MEXICO!** Approved building lots in southern Sarasota County and northern Charlotte County from \$139 per month! Perfect opportunity to build your custom home with pool on any of the following lots. Port Charlotte, Placida and Englewood and North Port are great neighborhoods in close proximity to US-41 and I-75 and are located along the southern boundary of Sarasota County between Naples, Cape Coral and Punta Gorda on the south and Tampa Bay on the north.. Port Charlotte/ North Port has more than 165 miles of waterways, providing access to Charlotte Harbor and the Gulf of Mexico and many more miles of natural shoreline and sandy beaches bordering Charlotte Harbor the Peace River and Myakka River. But that's not all. Seven of the 21 golf courses located in Charlotte County are found in Port Charlotte. Port Charlotte Beach complex offers tennis courts, basketball court, picnic areas, community pool, boat ramp, bocci ball, fishing pier and a beach area right on Charlotte Harbor. Shopping, restaurants, schools and more. Great Schools!

REF #	City & COUNTY	ADDITIONAL INFORMATION	TOTAL PRICE	MONTHLY PAYMENT	MISCELLANEOUS INFORMATION
.....					

**KEEP SCROLLING DOWN FOR MORE  
PROPERTIES IN OTHER FLORIDA COUNTIES!**

**VOLUSIA COUNTY, CLAY COUNTY, BREVARD COUNTY, MARION COUNTY, HERNANDO COUNTY,  
HENDRY COUNTY,**

Questions? Call us (305) 333-7551

## OTHER COUNTIES

For Eastern Florida Counties & Florida Panhandle  
properties simply close this page

FLORIDA COUNTY	MAP REF #	ADDRESS or Location	MISC INF
<b>Lake County. Ocala Forest Campsites #2 Lot 19  10,000 Sq Ft</b>	<b>LK 2201</b>	<b>Armadillo Road, Altoona,, FL</b> 100 x 100 ft lot is located At NW corner of Armadillo Rd and Raccoon Road, 3 short blocks north of CR 445 - 1 hour north of Orlando!	<b>\$10,900 \$0 Down \$139 Monthly</b>
<b>Dixie County</b>	<b>DX 2207</b>	<b>50 x 100 ft mobile home lot in Swanee Gardens is located on west side of SE 929<sup>th</sup> Street, 400 ft north of SE 218<sup>th</sup> Avenue</b>	<b>\$6,995 \$0 Down \$119 month</b>



<b>Marion County</b>	<b>MC 2203</b>	E corner of SE 20 <sup>th</sup> Place & Levy Hammock Rd (also known as SE 183 <sup>rd</sup> Avenue Road), Silver Springs, FL Approved for mobile home and is ½ mile north of North Lake, Halfmoon Lake and Lake Bryant in Ocklawaha - and ½ mile west of the 600 sq mile Ocala National Forest! The Ocala National Forest is the home of the 46,000 acre Lake George!	.36 Acres 95 x 163 ft \$18,500 \$0 Down \$239 monthly
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**NO DOWN PAYMENT - NO CREDIT CHECK - NO QUALIFYING**

Since you are probably wondering “how”, we want to share with you 2 easy steps to buying land from us at the Realty Connexion

**SCROLL DOWN**

**Step 1.**

**Choose your property**

Choosing your property is the first step in the buying process. We suggest that you put the address into Google Maps or Google Earth and go down to street level and look around. (If the property in question does not specifically have a street address, please call us so that we can assist you in locating the property by Google Maps and GPS).

Call us to ask any questions, and, if inconvenient to physically inspect the property, or if you live in another state or out of the country . . .

DON'T WORRY **Our Guarantee\*** is that you have 3 full years to swap for any other property in our inventory!

**Step 2.**

**Buy now before the property you have selected is gone.**

Ask for the “**Buyer’s Package**” (plat map, pictures & ~~Warranty Deed Agreement~~). Until you sign the Agreement and return it with the 1<sup>st</sup> monthly payment, you are under no obligation to purchase.

**There are 3 ways to buy:**

**1. CASH SALE** -- Pay 10% deposit plus \$425 closing costs with your initial contract. We do the paperwork and present you with the **Title Search showing that the property is FREE & CLEAR** (no liens or mortgages and that taxes are paid currently) and we provide you with a copy of your Warranty Deed (title). The balance of the purchase price is then due at closing about 10 to 14 days later.

**2. DEED & MORTGAGE CLOSING WITH 25% DOWN PAYMENT** -- Same procedure as above, except that instead of paying 100% of the purchase price, you pay only 25% and we, as the Sellers, take back a mortgage for 75% of the purchase price. Because there is a mortgage involved (with additional documents and recording costs), the Buyer's closing costs are \$105.00 more, and are simply added to your mortgage amount. After the closing and recordation of your Warranty Deed, your monthly installment payments are as indicated on our website listing (usually \$119 - \$169).

**3. 100% SELLER-FINANCING** -- Seller-financed properties are paid for in easy monthly installments. There is no credit check and you are automatically approved. For properties under \$10,000, **NO DOWN PAYMENT REQUIRED**, just remit the first monthly payment to us with your contract. For properties priced at \$10,000 and higher, a \$500 to \$1,000 deposit is required (depending on total price).. Your **Warranty Deed Agreement** entitles you to immediate ownership and occupancy of the property. You are entitled to receive your recorded Warranty Deed when you have paid in 50% principal of the purchase price.

**Monthly installment payments can be made in any of 6 different ways:**

1. By mailing us a personal check or money order (or having the auto-pay program of your bank doing it)..
2. Setting up auto-pay with us using your bank account or credit card.
3. Calling in a credit card payment.
4. Paying by E-check or credit card online at [www.MonthlyLandPayment.com](http://www.MonthlyLandPayment.com) and get an instant E-mail receipt.
5. PayPal;
6. Or you can even take a picture of your personal check with your smart phone and text it or E-mail it to us – we can use it to do an ACH bank debit. But, please, if you are e-mailing or texting, be sure to advise us of such by telephone call and tell us so that we can properly locate it and post it to your account and confirm payment to you!

**QUESTIONS? Call us at (305) 333-7551**

\* **Our Guarantee** is that you have 3 full years from the date of purchase to swap for any other property in our inventory – **and here is how it works:**

You can swap for any other property, then currently, in our inventory for sale. It matters not whether you are selecting a more expensive property or a less expensive property, whatever principal amount(s) are paid in - you get to trade “dollar-for-dollar” and get credit for the amount paid in. The only things that are required is that you be a timely payer of all amounts specified to be paid, if you are on installment payments, and that your account be current. If you are a cash payer and have already received your deed, you will only pay, again, the specified \$385.00 closing cost.

Martin I. Price, CEO (*Realty-Pro*) – Florida Lic # SL331963

**Serving Florida Investors for over40 Years!**